Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1903/180 City Road Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$499,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$556,250	Property type	Unit	Suburb	Southbank
Period-from	01 Sep 2019	to	31 Aug 2020	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
133-139 City Road Southbank VIC 3006	$518,800	18-Jun-20
45/38 Kavanagh Street Southbank VIC 3006	$510,000	16-Jun-20
1103/39 Coventry Street Southbank VIC 3006	$496,000	02-Apr-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 September 2020

INNER REAL ESTATE
NEXTRE

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133-139 City Road Southbank VIC 3006

2 1 1

Sold Price RS **$518,800** Sold Date **18-Jun-20**

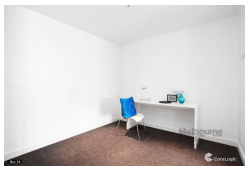
Distance **0.15km**

45/38 Kavanagh Street Southbank VIC 3006

2 1 1

Sold Price **$510,000** Sold Date **16-Jun-20**

Distance **0.2km**



1103/39 Coventry Street Southbank VIC 3006

2 1 1

Sold Price **$496,000** Sold Date **02-Apr-20**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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